

**FINANCE COMMITTEE****Town of Grafton**

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Thursday, September 21, 2006  
Public Hearing of the Finance Committee  
7:30 P.M.  
Conference Room B

The public hearing and the continued public meeting of the Finance Committee was called to order at 7:30 P.M.

**Finance Committee members present:**

Fred Churchill, Bob Foley (7:48 P.M.), Bill Hanley, Doris Metivier, Sue Robbins, Dave Ross, Dharmesh Shah (7:35 P.M.)

**Finance Committee members absent:**

Don Davison, Gary Murray

Dave Therrien

Articles 9, 10, 11

Establish the account at this time and transfer the funds at the Spring Town meeting.

Article 9

To

Article 10

(use the wording from the articles)

Find out about the Sewer Free Cash funds.

There was discussion regarding the need for the draft warrant vs. a signed warrant. Chris LeMay is present to discuss the fact that a warrant was signed and voted on and the Finance Committee has received only a draft.

**Article 7**

Phil Gauthier is present to review this article for design and replacement for the HVAC system.

History of the HVAC system for the SGCH. Three quotes within \$400 of each other.

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Units will not be on the roof. The quote has come in at \$25,000. The additional \$10,000 will be used to remove the old units on the roof and repair the roof.

#### **Article 4**

Finance Committee member Bob Foley will be recusing himself from this article. Eugene Bernat is present to discuss this article.

Mill overlay district and/or 40R district.

Wayne Nicholas supported and encouraged Mr. Bernat to go the route of the 40R process.

Rationale for 40R site:

EPA, DEP and this developer have placed funds into this project to prepare for the 40R process.

Assets to the community

State funds (limited funding, one time funding, several communities are looking for these limited funds)

Big incentive

As soon as you are approved by the State, you are guaranteed the first payment of 300 something thousand dollars.

Alternative:

Underlying zoning or 40B (which is a warehouse type of situation)

Engaged in this project for three years

Eliminated the following:

Eyesore

Groundwater impact

Asbestos problem

Total maximum is 240 units between the two zones. Additional 40,000 sq ft of light office and 15,000 of restaurant use. Four buildings on South and one large building North

It will adhere to the design standards and may not look exactly like the picture.

Five story building

The ground level has been raised. Due to the contamination problem, surface water has to be directed to the canal.

School system impact

One of the biggest concerns is the impact on the school growth. The financial study is based on the state and not on the Town of Grafton.

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Debt service on the new buildings has been studied and is on the fiscal impact plan.

No wetlands are involved.

Parks

Design, maintain by the Town. Not a playing field. New town center. New destination spot.

Set backs

Are up to the town.

Presentation at Town Meeting with an addendum

There was discussion regarding 240 units. Add "maximum and/or no more than." Design standards are a subattachment (copies were made for all members)

Every 40R will be unique and a bylaw will be written for each 40R.

Amendments need to be made to the document in order to satisfy the 240 unit maximum for the 40R. Accuracy is key. "Per developable acre." Maximum for Zone A is 200 units for 8 acres developable. Zone B is 40 units for 2 acres developable.

The Town place in a grassy park is approximately 2 acres and should cost the Town \$50,000. Mr. Bernat stated that this can be placed in the amendment and he will be willing to create this section of the park.

John Lapoint - Conceptual plan

5 boat launches in the plan. There is a lot of grant money and very little money should be coming from the Town to establish this property.

Development agreement can be signed.

Discussion followed regarding the timeline and the ability to get questions answered prior to Town meeting.

**Concerns of the Finance Committee:**

Design standards are the enforcement tool. Design standards need to be studied by the Finance Committee.

School issue

Develop the site vs. not develop the site.

40R will give the town affordable housing.

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Zoning changes that are permanent and not going back to adjust the zoning which would need a 2/3 town meeting vote.

Financial impact to the entire town

**Article 5**

Bob Hassinger is present to discuss this article. It's on the agenda for Monday, September 25, 2006.

Financial implications to agree what the elements are

This is a local option. In most cases, this will probably work but there are concerns.

Planning Board will be meeting on Monday evening. PA system estimate is \$13,000 to \$20,000.00. Cable monies can pay for this PA system to keep it compatible with the current cable system as long as the meetings are on television.

The Planning Board and Zoning Board of Appeals are not willing to be filmed.

Full time position, \$13.00-\$14.00 per hour

100 per meeting, ongoing cost

Bob Hassinger is not happy about this article and is suggesting that this article be placed on Spring Town meeting.

**Articles 16, 17, and 18** concern Community Preservation Committee funds.

Affordable housing representatives should be here.

**Article 19**

Roger Hammond

More of a community asset vs. a public space

Funds to design roof repairs and structural repairs

Question to Town Administrator Natalie Lashmit regarding Hennessey funds.

CPC—good projects for affordable housing.

**Article 20**

General

**Article 21**

General

**Article 22**

**Article 23**

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**Articles 24 and 25** will be passed over due to insufficient information.

There was further discussion regarding Article 4.

**Adjournment**

Motion: Fred Churchill moved the Finance Committee public hearing be continued on Monday, September 25, 2006 at 7:30 P.M. in Conference Room B.

Seconded: Bill Hanley. All in favor. Motion carries.

The public meeting adjourned at 10:18 P.M.

Respectfully submitted,

Susan M. Fiacco